

# **MARICOPA COUNTY HEALTH CODE**

## **CHAPTER IX**

### **TRAILER COACH PARKS**

#### **SECTION I**

#### **GENERAL PROVISIONS**

##### **REGULATION 1. Definitions**

- a. "Trailer Coach Park" means any plot of ground upon which two or more trailer coaches, occupied for dwelling or sleeping purposes, are located regardless of whether or not a charge is made for such accommodation. This does not apply where all trailer coaches are occupied by the owner of the plot and his immediate family, nor does it include areas provided for recreational purposes or over night parking by agencies of the local, State and Federal Governments, where posted restrictions for use of such areas are provided.
- b. "Trailer Coach" means any vehicle including mobile homes having no foundation other than wheels, jacks, or skirtings, and so designed or constructed as to permit occupancy for dwelling or sleeping purposes. Removal of the wheels shall not change the meaning of the term.
- c. "Dependent Trailer Coach" means a trailer coach that does not have a toilet, or bathtub or shower, or sink, or sanitary drain or water service connection pipe.
- d. "Independent Trailer Coach" means a trailer coach which has a flush toilet, bathtub or shower and lavatory and requires connection to an exterior plumbing system for the discharge of sanitary wastes from plumbing fixtures.
- e. "Travel Trailer Coach" means a trailer coach not exceeding eight (8) feet in width or thirty-three (33) feet in overall length, and is further defined as a dependent trailer coach.
- f. "Trailer Coach Space" means a plot of ground designed for the accommodation of one dependent or independent trailer coach, within a trailer coach park.
- g. "Service Building" means a permanent structure containing flush toilets, baths or shower facilities, lavatories, utility sink, and approved units for receiving sanitary wastes from storage containers, with or without laundry facilities, primarily for the use of dependent trailer coach occupants.

## **REGULATION 2. Permit Required**

No person shall operate a trailer coach park without a valid permit to do so or otherwise than in compliance with the Rules and Regulations in this Health Code.

## **REGULATION 3. Plans and Specifications Required**

- a. No person shall begin construction of, maintain, or operate a trailer coach park until plans and specifications showing compliance with these regulations have been submitted to and approved by the Department. Plans for the water supply and wastewater system must be prepared by or under the supervision of a currently registered Arizona Professional Engineer. The engineer shall affix his signature and Arizona seal of registration to all plans submitted for approval, and shall certify in writing that the plan documents comply with these regulations.
- b. Plans and specifications shall show:
  - (1) The location, area and dimensions of the proposed site;
  - (2) The number and location of trailer coach spaces for independent, dependent and travel trailer coaches;
  - (3) The location of roadways and any walkways;
  - (4) The location of any service building or other relevant structures;
  - (5) A floor plan of any service building showing all facilities therein;
  - (6) The location and size of on-site water and sewer lines and the water and sewage disposal facilities;
  - (7) The name of the water supplier, if a certificated water company, the existing water main size, the average and minimum off-site water main pressures;
  - (8) Other related buildings and improvements constructed or to be constructed within the trailer coach park;
  - (9) The distance in feet to the nearest public water supply main and to a sewer main of a municipal or community system if connection to them is not proposed;
  - (10) The typical trailer coach space layout.
- c. No change or modification of water supply or sewage disposal facilities in any existing trailer coach park shall be made until plans and specifications have been submitted to and approved by the Department.
- d. All plans and specifications shall be submitted to the Department in duplicate and accompanied by the required plan review fees.
- e. An application for approval by the Department, prepared in duplicate on forms furnished by the Department, shall be filed at the time the plans are submitted for approval.

#### **REGULATION 4. Inspections**

- a. Notwithstanding inspection and approval thereof by any other agency, no water or sewer line installed in the trailer coach park shall be covered prior to inspection and approval by the Department.
- b. At least fifteen (15) days prior to the expected date of completion of the project the permit applicant or his responsible agent shall request final inspection of the project, and operation of the trailer coach park shall not commence before the final inspection has been made, a certificate of approval to operate has been issued and the trailer coach park has been placed under permit.



# **MARICOPA COUNTY HEALTH CODE**

## **CHAPTER IX**

### **TRAILER COACH PARKS**

#### **SECTION 2**

##### **GENERAL LAYOUT**

###### **REGULATION 1. Sites**

Every trailer coach park shall be located on a site which is graded to insure effective drainage and to prevent standing pools of water.

- a. The size of trailer coach spaces shall comply with the ordinances, regulations and/or guidelines of local or county agencies having jurisdiction.
- b. Every occupied trailer coach shall be parked in an approved trailer coach space, and not more than one occupied trailer coach shall be parked in a single space.
- c. If a dependent trailer coach is parked on an independent trailer coach space, such space shall be considered a dependent trailer coach space for the purpose of determining compliance with these Regulations.



# MARICOPA COUNTY HEALTH CODE

## CHAPTER IX

### TRAILER COACH PARKS

#### SECTION 3

#### FACILITIES

##### REGULATION 1. Sanitary Facilities

Each trailer coach park accommodating dependent or travel trailer coaches shall provide toilets, baths or showers, sanitary sinks and other sanitation facilities as follows:

(1) Number of

Trailer / Coach Parking Spaces	Toilet		Urinals	Lavatories		Showers		(2) Other
	Men	Women	Men	Men	Women	Men	Women	
1-15	1	1	1	1	1	1	1	1 Service Sink
16-30	1	2	1	2	2	1	1	with a flushing
31-45	2	2	1	3	3	1	1	rim
46-60	2	3	2	3	3	2	2	
61-80	3	4	2	4	4	2	2	1 utility sink
81-100	3	4	2	4	4	3	3	

For parking areas having more than 100 trailer coach spaces there shall be provided 1 additional toilet and lavatory for each sex per each additional 30 trailer coach spaces; 1 additional shower for each sex per each additional 40 trailer coach spaces; and 1 additional men's urinal per each additional 100 trailer coach spaces.

- (1) Parking spaces for dependent trailer coaches; i.e., number of facilities required per number of dependent parking trailer coach spaces.
- (2) Additional fixtures including laundry trays, clothes washing machines (one for every 30 sites) and an ice making machine may be provided.

When a park requiring a service building is operated in connection with a resort or other business establishment, the number of sanitary facilities for such business establishment shall be in excess of those required by the schedule for trailer coach spaces and shall be based on the total number of persons using such facilities.

##### REGULATION 2. Buildings and Grounds

- a. Service buildings shall be permanent structures complying with all applicable

ordinances and statutes regulating building construction and shall be located at least ten (10) feet from any trailer coach space, but not further than two hundred (200) feet from any dependent trailer coach which it serves.

b. The service buildings shall.

- (1) Be well lighted and ventilated at all times;
- (2) Be constructed of moisture-resistant materials, including painted woodwork, which withstands repeated cleaning and washing without speedy deterioration;
- (3) Have openings to the exterior effectively screened against fly and insect entrance;
- (4) Be equipped with properly vented approved heating facilities which are not of the open flame type;
- (5) Have floors of water-impervious material which slope to a properly installed floor drain.

c. Existing parks serving dependent trailer coaches shall meet the requirements of this Section within six months from the effective date.

d. Service Buildings -- Exception

A trailer coach park whose occupancy is limited exclusively to independent trailer coaches shall be deemed to comply with the requirements for service building facilities.



# MARICOPA COUNTY HEALTH CODE

## CHAPTER IX

### TRAILER COACH PARKS

#### SECTION 4

#### WATER SUPPLY

##### **REGULATION 1. General Provisions**

The water supply and distribution systems serving the trailer coach spaces and any service building shall comply with all applicable provisions of Chapter V, Water Supply, of the Health Code.

##### **REGULATION 2. Special Provisions**

- a. The water supply system shall be designed, constructed, and maintained to satisfy a supply demand of at least six (6) fixture units at a residual pressure of at least twenty (20) pounds per square inch at each trailer coach site, in addition to the water requirements of any service building.
- b. Each trailer coach space shall be provided with a water service pipe terminating at least four (4) inches above ground level. The pipe shall be located so as to provide reasonable protection against mechanical damage. A trailer coach directly connected to such water service pipe shall also be properly connected to an approved waste disposal system.
- c. Water at a minimum temperature of 120°F (49°C) shall be provided at all times in the service building for general sanitation use.
- d. When the source of water and the water supply system are developed on the trailer coach park site, they shall include water storage facilities of at least two hundred fifty (250) gallons per trailer coach space, in addition to the requirements of any service building.



# **MARICOPA COUNTY HEALTH CODE**

## **CHAPTER IX**

### **TRAILER COACH PARKS**

#### **SECTION 5**

##### **SEWAGE DISPOSAL**

###### **REGULATION 1. Approved Sewage Disposal Systems**

Liquid wastes from all trailer coaches, buildings and fixtures within the trailer coach park shall discharge into a public sewer system, approved private sewerage system, or approved septic tank system. (See Chapter II)

###### **REGULATION 2. Sewage Systems**

The sewer system for trailer coach parks shall be designed either in compliance with the design standards in the applicable bulletin of the Arizona Department of Environmental Quality or Regulations 3, 4, and 6 below.

###### **REGULATION 3. Pipe Size**

The size of the sewer pipe shall be as outlined in the applicable Municipal Plumbing Code, but in no case shall it be less than that required by the Maricopa County Plumbing Code

###### **REGULATION 4. Cleanouts--Branches**

Cleanouts shall be provided and located in sewers as required by the applicable Municipal Plumbing Code. But in no case shall it be less than that required by the Maricopa County Plumbing Code.

###### **REGULATION 5. Connections**

- a. The wastewater plumbing from the trailer coach sewer connection to the public sewer system, approved private sewage system, or approved septic tank system will be the responsibility of the trailer coach park owner.
- b. Each trailer coach space shall be provided with a trapped sewer, at least three (3) inches in diameter, into which all trailer coach plumbing wastes shall be discharged. Exception: Such traps are not required in trailer coach parks restricted to trailer coaches in which all fixtures discharge through a trap located in the trailer coach plumbing system.

- c. Sewer connections to trailer coaches shall be vapor tight and capped or plugged when not in use. The extension through the ground of the sewer pipe shall be protected by metal casing or concrete mount placed so as to require a minimum of connector piping.

#### **REGULATION 6. Vents and Traps**

Vents and traps shall be provided in all sewer lines. mobile home lot drain inlets may be installed without traps where the mobile home plumbing fixtures are effectively trapped and vented.

#### **REGULATION 7. Public Sewerage Systems**

Where a public sewerage system is to be used and is already in existence, or if sewers are proposed and have been approved by the Department, it will only be necessary to show the location and size of the sewer lines within the park. Approval to construct the sewers serving the trailer coach park will not be given unless the capacity of the receiving sewers and the treatment facility which will receive the wastes is determined to have adequate capacity for the increased load resulting from the installation of the trailer coach park.

# **MARICOPA COUNTY HEALTH CODE**

## **CHAPTER IX**

### **TRAILER COACH PARKS**

#### **SECTION 6**

##### **REFUSE DISPOSAL**

All solid wastes shall be stored, collected and disposed of in compliance with the pertinent sections of Chapter II in this health code.



# **MARICOPA COUNTY HEALTH CODE**

## **CHAPTER IX**

### **TRAILER COACH PARKS**

#### **SECTION 7**

#### **FOOD SERVICE ESTABLISHMENTS**

Appropriate rules and regulations in this health code which pertain to the sanitary maintenance of certain food establishments apply to food handling, preparation and storage facilities available for use in common in a trailer coach park.





# **MARICOPA COUNTY HEALTH CODE**

## **CHAPTER IX**

### **TRAILER COACH PARKS**

#### **SECTION 8**

#### **ANIMALS, RODENTS, INSECTS AND VERMIN**

All rules and regulations in this health code which pertain to animals, rodents, insects and vermin apply to trailer coach parks. (See Chapter III).



# **MARICOPA COUNTY HEALTH CODE**

## **CHAPTER IX**

### **TRAILER COACH PARKS**

#### **SECTION 9**

#### **REGISTRATION**

##### **REGULATION 1. Communicable Disease**

Every owner, operator, attendant or other person operating a trailer coach park shall notify the Health Officer immediately on learning of any suspected communicable or contagious disease within the trailer coach park.

##### **REGULATION 2. Enforcement**

Any person who constructs, operates or maintains a trailer coach park in violation of this code is subject to the penalties provided by law.

